

## **District II Advisory Board Minutes**

**November 3, 2003**

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The District II Advisory Board meeting was held at 7:00 p.m. at the Rockwell Branch Library at 5939 E. 9<sup>th</sup> Street North.

### **Members Present**

Daryl Crotts  
Sarah Devries  
Larry Frutiger  
Tim Goodpasture  
Matt Hesse  
Joe Johnson  
David Mollhagen  
Phil Ryan  
Jim Vossen  
Marty Weeks

### **Members Absent**

Martha Bruce Fair  
Ray Frederick

### **Staff Present**

Lt. Allred, WPD  
Officer Gallagher, WPD  
Scott Knebel, MAPD  
Donte Martin, CMO  
Marty Miller, Finance  
Officer Parker, WPD  
Kurt Schroeder, OCI  
Chief Williams, WPD

## **ORDER OF BUSINESS**

### **Call to Order**

The meeting was called to order at 7:00.

### **Approval of Minutes and Agenda**

The minutes for the October 6, 2003 DAB II meeting were approved as submitted (9-0).  
The agenda for the November 3, 2003 DAB II meeting was approved as submitted (9-0).

### **Public Agenda**

#### **1. Scheduled items**

No items submitted

#### **2. Off-agenda items**

No items submitted

## **STAFF PRESENTATIONS**

### **3. Community Police Report**

**Officer Gallagher, Patrol East**, briefed the DAB concerning new police beat boundaries and increased traffic enforcement. Gallagher also reminded the DAB to be careful during the holiday shopping season. Shoppers should remember to remove valuables and lock car doors.

**Action Taken:** Received and filed

### **4. Wichita Police Department Professional Standards Bureau**

**Lt. Michael Allred** presented information regarding the role of Professional Standards in the filing of complaints; the changes that have taken place over the past several years, and the statistical data on the complaints this year.

Lt. Allred explained that their mission is to support the efforts of the department to ensure that employees comply and work within the department's mission statement. Also to make sure this is done fair, complete, and impartial.

Lt. Allred further explained that they do the following: 1) educate citizens how to file a complaint and a compliment. Any citizen or department can file a complaint over the phone, e-mail or in a letter; 2) investigate suspected allegations of misconduct, which is a violation of department policy as it relates to the discharge of a fire arms, serious injury or death, damages, racial profiling, etc.; and 3) speak with the complainant in person. Complaints are recorded on tape, the incident is researched, and the employee is notified. All interviews are taped for recall purposes. A detailed report is submitted to Chief Williams and once completed, the results of the investigation are filed in our office.

Lt. Allred explained how compliments are forwarded. Staff sergeants recognize officers, through staff meetings, for outstanding service in various areas. Chief Williams looks at all compliments and complaints and reviews them. He has an open door policy; so if you hear things or see things, please let us know.

A study was conducted to study the current processes, citizen awareness, and police perception. Recommendations were made to improve the complaint and compliment process: 1) changed name of Internal Affairs to Professional Standards; 2) a new form was developed (placed on Intranet); 3) developed and implemented a standard investigative format; 4) developed a racial profiling complaint; 5) developed a tracking method to measure the time it takes to investigate an allegation; 6) assigned an administrative investigation number to each case; 7) implemented a new policy where employees are notified with results of complaint (citizens as well); 8) developed an educational program for internal/external persons; 9) encouraged supervisors to encourage complimentary behavior; 10) building trust to educate community – using professional data; 11) identifying skill deficiencies and recommending improvements; 12) conduct thorough monthly analysis; 13) added permanent sergeant and clerk; 14) going to neighborhoods; and 15) training employees how to handle complaints. A total of twenty-two changes have occurred in the past three years.

Statistical data revealed that as of October 2003, 168 internal and 104 external investigations were conducted. In 2001, 81 external and 132 internal investigations were conducted, which were 42 less investigations. In 2002, 813 citizens called to report the officers did great.

**Action Taken:** Received and Filed.

## **5. Portable Storage Containers**

**Kurt Schroeder, Superintendent of OCI** resented an overview on the use of Portable Storage Containers including *Requested Amendments to Unified Zoning Code & Possible Licensing of Portable Storage Container Companies*.

**Schroeder** explained that since 2001, the utilization of steel storage boxes increased significantly outside smaller and larger businesses, which resulted in changes to the zoning code to allow storage containers. He referenced Wal-mart on north Rock Road as an example (they have 100 or more shipping containers at Christmas time).

He further stated that in “LC” zoning districts, limitations were put on how long and how many square feet of storage. Owners must notify OCI within 72 hours of placement on a form designed by OCI, which is tracked by an assigned number. Once the changes were adopted, education and approval forms, placement, and protocol were given to area businesses. After the educational training, OCI issued several violations to container providers. Additional training and meetings were setup by OCI to container providers as a result of the citations.

Exemptions considered for portable containers: 1) if not visible on an arterial street; 2) do away with 120 days time allowance; 3) exempt large retailers between September – December; 4) eliminate 72 hour notification requirement; and 5) agree to be licensed by the City as opposed to the 72 hour notification. The draft does not include any of the requests for exemption of larger retailers as the department felt this to be unfair.

**Phil Ryan** asked if the trend is for more portable containers to be utilized for storage. **Schroeder** stated there is an increasing need to store seasonal inventory. The use of these containers allows businesses to increase the amount of product available for sale.

**David Mollhagen** asked if the additional storage boxes cuts into the required number of parking spots. **Schroeder** replied that parking is a part of the issue but it’s not a major issue. Smaller retailers have more of a parking issue than large retailers. The major issue is neighborhood complaints due to aesthetic concerns.

**Mollhagen** asked if the screening discussion is for boxes not located behind building. **Schroeder** said the concern is with all unscreened boxes. **Mollhagen** asked if temporary screening has been considered. **Schroeder** stated temporary screening is cost prohibitive.

**Action Taken:** Provided Comments.

## **6. Proposed Changes to Neighborhood Revitalization Area and Local Investment Areas**

**Marty Miller, Grants Office**, presented proposed changes to the neighborhood revitalization areas and the local investment areas as a part of the 5-Year HUD Plan. He explained that these changes are driven by the 2000 Census, which results became available last April 2003. The areas looked at are high levels of low/moderate income families, as well as, areas identified as having deteriorating structures. A task force was implemented to look at all factors (a map of the areas were color coded and shown to the DAB).

Mr. Miller explained that major changes have occurred in the Local Investment Area (LIA). To the west, Orchard Breeze has been deleted from the plan due to the past four years of improvements. Delano has been added as a new LIA for the west side. It is important that the downtown area remains revitalized. Planeview and Hilltop did not change. North Central, expansion 29th Street to the River and on the east, Broadway to Santa Fe (housing rehab). Northeast Heights has been deleted and Ken Mar and the Grove Park areas have been added.

**Jim Vossen** asked how does staff determine which areas to remove. **Miller** replied a subjective standard is used based on the amount of work already completed. Orchard Breeze previously qualified under low to moderate-income criteria. Delano is being targeted due to increased activity in the area.

**Vossen** asked how much money has been distributed to Orchard Breeze and Delano during the past five years and what is the method of distribution. **Miller** replied that MAPD and Public Works identify potential projects that are fundable. City Council then makes the final determination for distribution

**Action Taken:** Provided Comments.

## **PLANNING AGENDA**

### **7. ZON 2003-44 DP 53**

**Scott Knebel** presented this request to amend Parcel 3A of DP-53 Quail Meadows Community Unit Plan. Parcel 3A is a 1.1 acre tract zoned "LC" Limited Commercial that is located on the northwest corner of Webb Road and Boston Street. Currently a restaurant is permitted on Parcel 3A, but a drive-in or drive-through window is prohibited. The requested amendment would remove this restriction. The requested amendment also would remove the requirement that any nonresidential building on the parcel be designed with a residential character. Instead, the architectural requirement would be to use predominately earth-tone colors with vivid colors limited to incidental accent. Finally, the amendment would allow an additional access point on Webb Road.

Originally, the applicant also requested to reduce the northern building setback line from 30 feet to 10 feet; however, this reduction had been granted by a previous amendment, so can be removed from consideration in the current request. Amendment #3 reduced the setback to 10 feet and added a screening wall requirement along the northern boundary of Parcel 3A.

Quail Meadows is a large community unit plan that covers a quarter section of land located at the northwest corner of Harry and Webb Road. A Dillons Super Store is located on Parcel 2 nearest the intersection; this parcel is zoned "LC" Limited Commercial and is located immediately south of the

subject tract. An office and a day care, both of which are located on parcels zoned "GO" General Office, are located west of the subject tract. The remainder of the C.U.P. is developed residentially with a range of dwelling types and densities. Parcel 4 borders the subject tract on the north. It is zoned "TF-3" Two-family residential but developed with Fox Run, a 16-acre garden apartment complex.

The property to the east of Webb Road is developed with Coventry condominiums. Harrison Park is located to the northeast, and more commercial development is located to the southeast of the site.

**Scott Knebel** explained that MAPD staff recommends approval subject to conditions.

**Gary Snyder**, Plaza Real Estate, stated the lot has remained vacant since 1973 and the proposed buyer needs a drive thru in order to utilize this site for a Dairy Queen restaurant.

**Mary Johnson**, Coventry HOA, stated the Coventry HOA board opposes the proposed changes due to traffic and safety concerns. Johnson also stated the proposed design does not fit the character of the neighborhood.

**Don Snyder**, Trustee for the United Methodist Church, stated the United Methodist Church is a tenant of an adjacent property. They are concerned with traffic flow due to the right-to-right entrance at Boston and Webb. This turn would send more traffic onto Breckenridge and across their property.

**Tim Goodpasture**, DAB II, asked Knebel to clarify the nature of the request. Goodpasture stated a restaurant is allowed on this parcel due to zoning. The issue is whether to allow a drive thru restaurant. **Knebel** stated that Goodpasture was correct.

**Sarah Devries**, DAB II, asked if the Coventry's traffic concerns are mitigated by the fact Dairy Queen would be moving from an existing location in this area. The traffic would be transferred. **Mary Johnson** replied the traffic would be made worse since another restaurant would probably move into the previous Dairy Queen location.

**Phil Ryan**, DAB II, stated he's opposed to the drive thru.

**Tim Goodpasture (Devries) moved to approve the request as submitted. The motion passed (6-3). Phil Ryan, Marty Weeks, and Larry Frutiger opposed the motion.**

**Action Taken:** Approved as submitted.

## **BOARD AGENDA**

### **9. Updates, Issues, and Reports**

No items were discussed.

The next regularly scheduled DAB II meeting will be December 1, 2003 at the Rockwell Branch Library.

**With no further business the meeting adjourned at 9:45 p.m.**